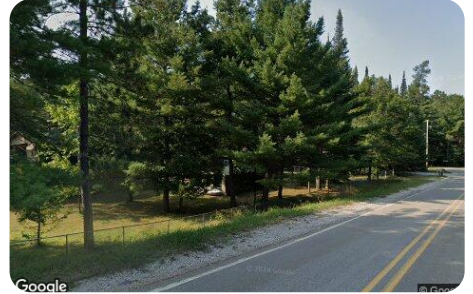
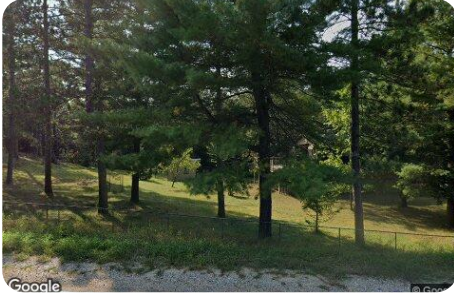


Single Family Residence **RESIDENTIAL**

1295 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$217,659 TopHap Estimate · \$193 / ft² · confidence 90 · as of Jul 14, 2026



1

BATHS

1,125 ft²

LIVING AREA

0.89 ac

LOT SIZE

1962

YEAR BUILT

2

PARKING

VALUATION

\$218K

\$195K low

\$240K high

Last Sale

\$125,000 · Oct 13, 2005

Est. Owner Equity

\$217,659

TAX & ASSESSMENT

Property Tax	\$3,142 (2025)
Assessed Value	\$107,600
Previous Assessed	\$93,200
Assessor Market Value	\$215,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD
Lot (acres)	0.89
Heating	Hot Water
Fireplace	Yes
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK-4	3.1 mi
Roscommon Middle School	Middle	5-7	3.4 mi
Roscommon High School	High	7-12	3.7 mi

District: Gerrish-Higgins School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 48653

118 CRIME INDEX	91 AIR POLLUTION	8,693 POPULATION	\$67K MEDIAN IN-COME	43°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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